



Laburnum Cottage The Village
Dymock GL18 2AJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £399,950

A RARELY AVAILABLE TWO/THREE-BEDROOM DETACHED COTTAGE, offering VERSATILE and FLEXIBLE ACCOMMODATION with CHARACTER THROUGHOUT, including EXPOSED BEAMS and TIMBERS, FIREPLACE, SPACIOUS LIVING AREAS, the property benefits from MATURE REAR GARDENS approaching a FIFTH OF AN ACRE PLOT with OFF-ROAD PARKING for THREE / FOUR VEHICLES.

Dymock is a popular and friendly village, famous for its daffodil walks and its association with the Dymock Poets. Amenities include a parish church, public house, village hall, garage/post office, golf club and primary school. The town of Newent (4 miles approximately) has a good range of shops, supermarkets, churches, schooling, health centres and library. The City of Gloucester (12 miles approximately) has comprehensive facilities including a main line train station.

For commuters, access to the motorway network is via junction 2 of the M50 (5 miles approximately) for onward connection to the M5 linking up the Midlands and the North, Wales and the South.





Entrance via part glazed door through to:

SITTING ROOM

13'11 x 12'7 (4.24m x 3.84m)

Fireplace with raised hearth, arched brick surround, feature wood burning stove (currently not in use), tiled flooring, double radiator, exposed wall and ceiling timbers, front aspect window, opening to:

INNER HALL

12'11 x 6'4 (3.94m x 1.93m)

Exposed wall and ceiling timbers, stairs to the first floor.

DINING ROOM

12'5 x 9'4 (3.78m x 2.84m)

Radiator, exposed walls and ceiling timbers, front and side aspect windows.

STUDY / BEDROOM 3

10'3 x 9'6 (3.12m x 2.90m)

Double radiator, side and rear aspect windows, private outlook over rear gardens.

BATHROOM

White suite comprising modern panelled bath, shower attachment over, tiled surround, vanity wash hand basin with cupboards below, close coupled WC, heated towel rail, tiled flooring, rear aspect frosted window.

KITCHEN / BREAKFAST ROOM

Fitted kitchen to comprise single drainer sink unit mixer tap with cupboard under, range of base and wall mounted units, fitted cooking range, hot plates, warming plate, ovens and grill, built-in cooker hood above, integrated dishwasher, fridge / freezer, breakfast bar, tiled flooring, exposed timbers, heated towel rail, side and rear aspect window overlooking the garden, half glazed door to:

REAR PORCH

Plumbing for washing machine, tiled flooring, half glazed door to gardens.

FROM THE INNER HALL, THE STAIRS GIVE ACCESS TO THE FIRST FLOOR.

LANDING

12'10 x 6'3 (3.91m x 1.91m)

Exposed timbers, single radiator, rear aspect window.

MASTER BEDROOM

13'8 x 12'11 (4.17m x 3.94m)

Double radiator, two fitted wardrobes with hanging rail and shelving, cupboards above, exposed beams, access to roof space, front and rear aspect windows.

BEDROOM 2

12'7 x 10 (3.84m x 3.05m)

Radiator, exposed timbers, fitted wardrobes to include two doubles and one single with hanging rails and shelving, access to roof space front and rear aspect windows.

OUTSIDE

To the side of the property is a gravelled driveway suitable for the parking of three / four vehicles. To the front of the property a path leads to the front door with gravel garden area to either side, various shrubs, trees, bushes and outside lighting. Side access leads through to mature rear garden with a large expansive of lawn, stone patio area, outside lighting and tap, various interspersed flower beds and borders, mature shrubs, trees and bushes, wooden garden shed, lovely outlook to the rear onto the open fields and farmland.

STORE

8'4 x 7'9 (2.54m x 2.36m)

Power and lighting.

BRICK STORE

8'1 x 8'1 (2.46m x 2.46m)

SERVICES

Mains electric, water and drainage, Oil central heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Severn Trent.

LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

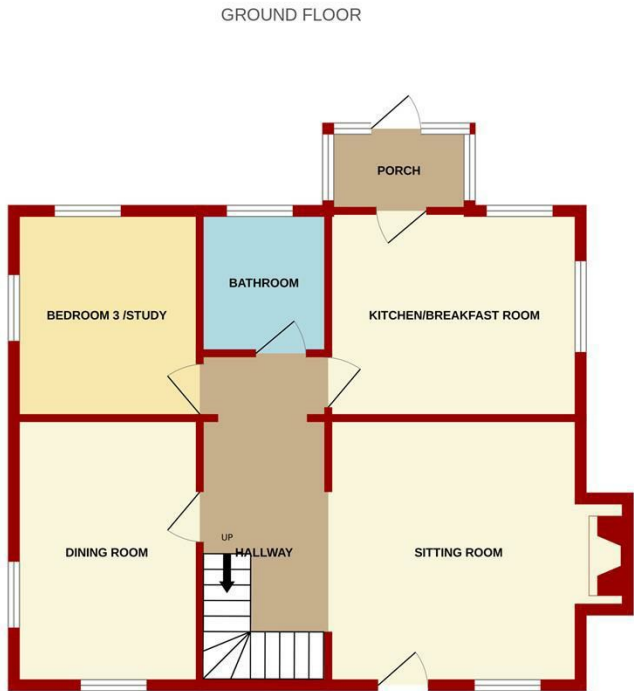
DIRECTIONS

From Newent, take the B4215 towards Dymock. Upon entering the village, go past the Beauchamp Arms public house and church on your right hand side where the property can be found on the right hand side as marked by our 'For Sale' board.

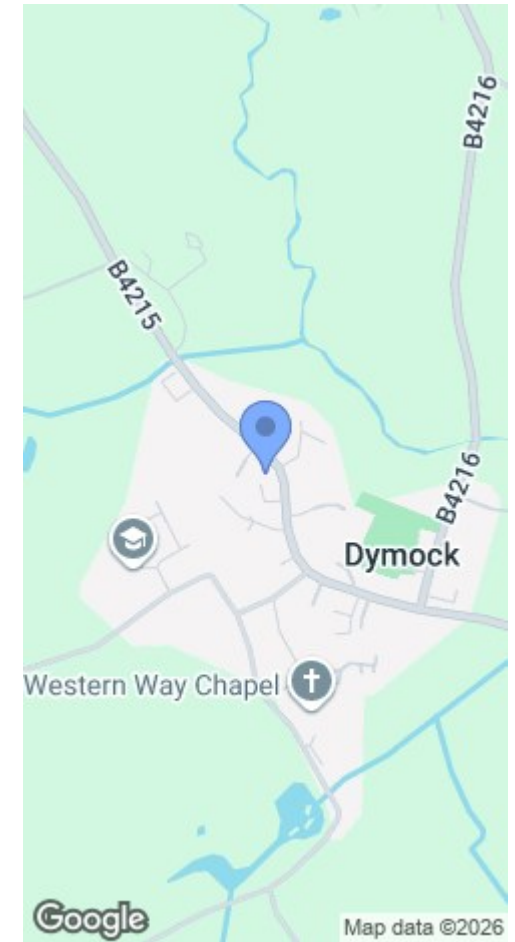
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).





Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | | (81-91) A | | |
| (81-91) B | | | (69-80) B | | |
| (69-80) C | | | (55-68) C | | |
| (55-68) D | | | (39-54) D | | |
| (39-54) E | | | (21-38) E | | |
| (21-38) F | | | (1-20) F | | |
| (1-20) G | | | Not environmentally friendly - higher CO ₂ emissions | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| | EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | |

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

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